

# \$699,900 - 262221 Township Road 275, Rural Rocky View County

---

MLS® #A2222905

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,737 sqft  
Residential on 3.36 Acres

NONE, Rural Rocky View County, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded acreage offering the perfect blend of functionality and country charm. Nestled on nearly 4 acres of peaceful, fenced and gated land, this double-wide manufactured home boasts plenty of living space, privacy, versatility and fabulous vistas. The home features a warm and inviting kitchen with an abundance of cabinets, updated appliances, and a central island, all flowing into a bright dining area surrounded by panoramic views. A spacious primary bedroom includes a private ensuite with a walk-in shower and relaxing soaker tub, while the second bedroom is served by a full 4-piece main bathroom down the hall. For added convenience, there's also a single bathroom located just off the mudroom. Recent updates include a covered sundeck addition, perfect for enjoying peaceful prairie views, and an outdoor sink/washing station that's ideal for gardening or clean-up after yardwork. A standout feature of this property is the incredible 48' x 48' shop. Built on a 6" concrete slab and equipped with two oversized doors, 16 foot ceilings, and 220V power - ideal for vehicle and equipment storage, and for those looking for a workshop. There is also a detached double garage, which also includes 220V power. Nothing but space for tools, toys, hobbies or even a home-based business. Dreaming of Acreage Living with



Modern Comforts? This move-in ready property offers the best of both worlds! Just a short drive from Airdrie and Irricana.

Built in 2000

### Essential Information

MLS® #	A2222905
Price	\$699,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	3.36
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	262221 Township Road 275
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front, 220 Volt Wiring, Electric Gate, RV Garage, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Storage
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Private, Secluded
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	None

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	CR

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.